

TOWN OF WASHINGTON
Bryan Memorial Town Hall
Post Office Box 383
Washington Depot, Connecticut 06794
ZONING BOARD OF APPEALS REGULAR MEETING
MINUTES

September 15, 2022

MEMBERS PRESENT: Chair Bowman, Mr. Wyant, Mr. Horan, Mr. Wildman, Mr. Weber

MEMBERS ABSENT:

ALTERNATES PRESENT: Ms. Rebillard, Ms. Sweeney

ALTERNATES ABSENT: Mr. Sarjeant

STAFF PRESENT: Ms. Rill, Ms. Haverstock

PUBLIC PRESENT: Attorney Kelly, M. Dunn, P. Dunn, B. Coburn, A. Ndoeye

Chair Bowman called the meeting was called to Order at 7:30pm.

He then seated himself, Mr. Wildman, Mr. Wyant, Mr. Horan, and Mr. Weber.

Public Hearing with Deliberation to Follow:

ZBA-1143: Request of Durrett, 7-11 Worcester Rd., for a Special Exception from Section 17.5– Special Exceptions for Nonconforming Structures - for a slight expansion of the footprint of a barn:

Attorney James Kelly, representative for the property owners, stated that the current barn, which was deemed unsafe and collapsing by Engineer Brian E. Neff, was dated approximately 1860, and will be rebuilt to replicate what is currently there. The proposed changes include what is a current lean-to on the side of the structure closest to the road that will be removed, rebuilt and moved to the east side of the building that will not be visible from the road that will serve as an entryway. A ground level patio will be added just outside of the entryway. Mr. Coburn, Architect for the project, explained that he felt the preservation of a barn like this was important. He added that his team carefully replicated what is currently there.

The Commission questioned the property and setback lines and if the Bilco doors could possibly be moved so that they could be placed within the property lines. Mr. Coburn stated that they could be.

Chair Bowman questioned why the Applicant filed for a Special Exception for the proposed, rather than a Variance. Attorney Kelly explained that he felt the Exception from 17.5 was appropriate. Chair Bowman pointed out that the use of the proposed rebuild would not be continued – the proposed use would not be for farm or agricultural purposes. Attorney Kelly argued that he interpreted the Regulation to state the proposed was an accessory to the main dwelling.

With no further questions from the Board, Chair Bowman requested a Motion to close the Public Hearing.

MOTION: To close the Public Hearing in the matter of ZBA-1143: Request of Durrett, 7-11 Worcester Rd., for a Special Exception from Section 17.5– Special Exceptions for Nonconforming Structures - for a slight expansion of the footprint of a barn, by Mr. Wyant, seconded by Mr. Weber, approved unanimously.

Mr. Wyant stated that he felt the application was well thought out and he supported it.

Mr. Horan stated he understood the Chairman's concern over Use, but felt that no farm nowadays would be used for exactly what it had been in the past. He was pleased it would be rebuilt.

Mr. Wildman stated he supported the application and was pleased to see it rebuilt as well.

Mr. Weber was in favor of moving the Bilco doors to another location, and felt the rebuild was a positive step.

Chair Bowman explained that he agreed with what has been said so far, however, he did not believe the proper Section was used for an appeal, and that the use of the barn would not be the same (a condition of Section 17.5), that it was not a restoration of an antique barn but rather a replica – or modern version of an antique barn.

Mr. Wyant, Mr. Horan, Mr. Wildman and Mr. Weber voted in favor.

Chair Bowman voted to oppose.

MOTION: To approve ZBA-1143: Request of Durrett, 7-11 Worcester Rd., for a Special Exception from Section 17.5– Special Exceptions for Nonconforming Structures - for a slight expansion of the footprint of a barn as shown in the drawings revised and dated 4/19/2022 by CWB Architects with the following condition(s): 1.) the bilco doors to the basement will be moved to a location on the southern side of the property within the property lines, by Mr. Wyant seconded by Mr. Wildman, approved 4-0-1 vote.

ZBA-1144: Request of Dunn, 19 Hifield Drive – for a Special Exception, Section 12.14 – Noise Generating Equipment – for pool equipment:

Mr. and Mrs. Dunn, owners of the property at 19 Hifield Drive, stated that they were requesting to place their pool pad and equipment 62.9 feet away from their poll – 114.1 feet from the closest property line. The equipment will be placed on the east side of the home in front of the chimney and would be surrounded by fencing and shrubbery. The proposed equipment has a decibel level of less than 50db at its proposed location.

MOTION: To close the Public Hearing in the matter of ZBA-1144: Request of Dunn, 19 Hifield Drive – for a Special Exception, Section 12.14 – Noise Generating Equipment – for pool equipment, by Mr. Wyant, seconded by Mr. Horan, approved unanimously.

Chair Bowman, Mr. Wyant, Mr. Horan, Mr. Wildman and Mr. Weber all supported this Application and proposed distances.

MOTION: To approve ZBA-1144: Request of Dunn, 19 Hifield Drive – for a Special Exception, Section 12.14 – Noise Generating Equipment – for pool equipment, by Mr. Wyant, seconded by Mr. Weber, approved unanimously.

Consideration of the Minutes:

MOTION: To approve the July 21, 2022 Washington Zoning Board of Appeals Meeting Minutes as submitted, by Mr. Horan, seconded by Mr. Wyant, approved unanimously.

Other Business/Discretion of the Chair:

There was no Other Business for this evening's meeting.

Adjournment:

MOTION: To adjourn the September 15, 2022 Washington Zoning Board of Appeals meeting at 8:13pm, by Mr. Weber, seconded by Ms. Rebillard, approved unanimously.

To listen to this evenings meeting recording, please click here:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/trill_washingtonct_org/EQmLqjGPB2RBh1ars0eQ6d0Br03h8eA48WXPEakJ1hGT3w?e=5KhMEf

Respectfully Submitted,

Tammy Rill

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Land Use Clerk

Town of Washington

*Minutes filed - subject to approval